

- DISCOVERED;
2. THE DATE AND TIME OF DAY THE NUISANCE WAS FIRST
 3. THE LOCATION ON THE PROPERTY WHERE THE NUISANCE IS ALLEGEDLY OCCURRING; AND
 4. THE RELIEF SOUGHT.

(III) THE NOTICE SHALL BE PROVIDED TO THE TENANT, IF ANY, AND THE OWNER OF RECORD IN THE SAME MANNER AS SERVICE OF PROCESS IN A CIVIL IN PERSONAM ACTION UNDER THE MARYLAND RULES.

(IV) IN FILING A SUIT UNDER THIS SECTION, AN OFFICER OF THE COMMUNITY ASSOCIATION SHALL CERTIFY TO THE COURT:

1. WHAT STEPS THE COMMUNITY ASSOCIATION HAS TAKEN TO SATISFY THE NOTICE REQUIREMENTS UNDER THIS SUBSECTION; AND
2. THAT EACH CONDITION PRECEDENT TO THE FILING OF AN ACTION UNDER THIS SECTION HAS BEEN MET.

(4) A PROCEEDING UNDER THIS SECTION SHALL:

- (I) TAKE PRECEDENCE ON THE DOCKET;
- (II) BE HEARD AT THE EARLIEST PRACTICABLE DATE; AND
- (III) BE EXPEDITED IN EVERY WAY.

(D) A POLITICAL SUBDIVISION OF THE STATE OR ANY AGENCY OF A POLITICAL SUBDIVISION MAY NOT BE SUBJECT TO ANY ACTION BROUGHT UNDER THIS SECTION OR AN ACTION RESULTING FROM AN ACTION BROUGHT UNDER THIS SECTION AGAINST A PRIVATE PROPERTY OWNER.

(E) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THIS SECTION MAY NOT BE CONSTRUED TO ABROGATE ANY EQUITABLE OR LEGAL RIGHT OR REMEDY OTHERWISE AVAILABLE UNDER THE LAW TO ABATE A NUISANCE.

(2) THIS SECTION MAY NOT BE CONSTRUED AS GRANTING STANDING FOR AN ACTION:

- (I) CHALLENGING ANY ZONING APPLICATION OR APPROVAL;
- (II) IN WHICH THE ALLEGED NUISANCE CONSISTS OF:
 1. A CONDITION RELATING TO LEAD PAINT; OR
 2. AN INTERIOR PHYSICAL DEFECT OF A PROPERTY;
- (III) INVOLVING ANY VIOLATION OF ALCOHOLIC BEVERAGES LAWS UNDER ARTICLE 2B OF THE CODE; OR
- (IV) INVOLVING ANY MATTER IN WHICH A CERTIFICATE, LICENSE, PERMIT, OR REGISTRATION IS REQUIRED OR ALLOWED UNDER THE ENVIRONMENT ARTICLE.